



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** June 15, 2017  
**AGENDA DATE:** June 21, 2017  
**PROJECT ADDRESS:** 1232 De La Vina (MST2016-00489)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Irma Unzueta, Acting Senior Planner  
 Pilar Plummer, Planning Technician I *PCP*

### I. PROJECT DESCRIPTION

The 0.8-acre site is currently developed with a one-story, 4,189 square foot structure. The facility provides two large multi-purpose rooms, two offices, restrooms and a warming kitchen. Also on site is an existing parking lot shared by two adjacent City-owned parcels (Spencer Adams Park and Twelve 35 Teen Center). The proposed project consists of minor exterior building and site changes to the existing one-story masonry Parks and Recreation building. Exterior alterations include replacing selected windows with doors, constructing two new trellis structures at the entry and courtyard, new 6-foot tall wrought iron fencing to enclose a courtyard, and for a new accessible ramp and steps for courtyard access. New landscaping, site lighting, and interior alterations are also proposed.

The discretionary application required for this project is an Interior Setback Modification to allow the proposed trellis structure to be located within the required 10-foot Western Interior Setback (SBMC § 28.37.040 and § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project subject to the findings and conditions in Section V of this Staff Report.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant: Justin Van Mullem  
 Parcel Number: 039-172-005

Property Owner: City of Santa Barbara  
 Lot Area: 0.8-acre

General Plan:	Parks/Open Space	Zoning:	P-R
Existing Use:	Parks and Recreation	Topography:	3%
Adjacent Land Uses:			
North – Right-of-Way		East - Right-of-Way	
South – Parks and Recreation		West – Parks and Recreation	

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Structure	4,267 sq. ft.	4,267 sq. ft.
Trellis (2)	0 sq. ft.	1,100 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 4,267 sf 12.3%      Hardscape: 23,356 sf 67.4%      Landscape: 7,032 sf 20.3%

**IV. DISCUSSION**

The proposed project involves minor exterior building and site changes to the existing one-story masonry Parks and Recreation building, a Designated Structure of Merit: “Louise Lowry Davis Center”. The building became the first Recreation Center when the Recreation Department was established in 1929. The one-story facility is located at 1232 De La Vina Street, and includes a shared parking lot, and patio courtyard.

The Modification is requested to allow a courtyard trellis to be reconstructed within the required western 10-foot interior setback. The trellis will encroach 7’-0” and the trellis overhang 9’-6” into the required 10-foot interior setback. The trellis is being reconstructed in the approximate location of a trellis built in 1976 and later removed due to weather damage. The City-owned Spencer Adams Lawn Bowls is the adjoining parcel and the clubhouse structure is located approximately 97’-0” from the property line. Because both parcels have been owned by the City for several decades and there is no future plan for the current land use to change, impacts to the neighboring parcels by the proposed trellis encroachment are not anticipated.

Staff is supportive of the Interior Setback Modification request because the adjoining parcels (1235 Chapala Street, 1212 and 1232 De La Vina Street 1235) function as one facility and the courtyard trellis encroachment would not be visually perceived as an encroachment to an adjacent parcel. The project would benefit the community as an enhanced public resource. The Louise Lowry Davis Center hosts a variety of activities for residents 50 and older, provides a meeting space to non-profit organizations, and a venue for business functions and private events. The proposed trellis is being constructed in the approximate location of a previous trellis and will create a designated seating area for facility users and help define the courtyard space to make the area more appealing, as well as provide protection from the sun.

Design Review

This project was reviewed by the Historic Landmarks Commission (HLC) on April 5, 2017. The Commission found that the proposed trellis encroachment does not impede on the adjacent property and is aesthetically appropriate and consistent with the Historic Landmarks Commission Guidelines. The HLC directed the applicant to return to the Consent Agenda after the item is heard by the Staff Hearing Officer.

**V. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed exterior alterations will enhance the Louise Lowry Davis Center as a public resource. The courtyard trellis is appropriate because it will be constructed in the approximate location of a previous trellis and will not be perceived as an encroachment by the adjacent properties. Additionally, the trellis will create a designated seating area for the facility and will serve to define the courtyard space as well as provide protection from sun and heat.

Said approval is subject to the following conditions:

1. The project shall be reviewed by the City's Urban Historian prior to issuance of any permits for demolition or significant alterations.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 17, 2017
- C. HLC Minutes dated April 5, 2017

Contact/Case Planner: Pilar Plummer, Planning Technician I  
(PPlummer@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x 2687



## City of Santa Barbara California

### \*\*\* SEPARATELY DISTRIBUTED SITE PLAN \*\*\*

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov) to verify closure dates.

**EXHIBIT A**





# City of Santa Barbara

Parks and Recreation Department

[www.sbparksandrecreation.com](http://www.sbparksandrecreation.com)

[www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)

April 17, 2017

Staff Hearing Officer  
Community Development Department  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1990

**RECEIVED**  
APR 18 2017

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

**RE: Modification Request for 1232 De La Vina Street  
Louise Lowry Davis Center Renovation Project  
MST2016-00489, APN: 039-172-005, Zone: PR**

Dear: Staff Hearing Officer

The Parks and Recreation Department (Department) is seeking a Modification to reconstruct a pergola in the 10'-0" interior yard setback as part of the Louise Lowry Davis Center Renovation Project (Project). The pergola structure will encroachment 7'-0" and the trellis overhang will encroach 9'-6" into the 10'-0" interior setback.

The facility is located on a 0.8-acre parcel owned by the City of Santa Barbara and managed by the Department. The one-story, 4,189 sq. ft. structure was part of the Santa Barbara High School campus until it closed in 1924. The building became the City's first Recreation Center when the Recreation Department was established in 1929. Today, the Davis Center is frequently used by Santa Barbara's senior community and functions as a rental facility and community meeting space. The building contains two offices, a large multi-purpose room, an activity room, lounge and reception area, a warming kitchen, men's and women's restrooms, and associated small service rooms. The existing parking lot is shared by two adjacent City-owned parcels (Spencer Adams Park and Twelve 35 Teen Center).

The primary objectives of the Project are to maintain and enhance the function and safety of the facility as a community recreation center that provides youth and senior enrichment programs and room rentals for private events. The proposed renovation includes interior and exterior changes to improve the functionality of the facility as a community resource. Specific improvements to the existing courtyard include new fencing, doors connecting the courtyard and building, and a 16' x 40' pergola.

The Department is seeking a Modification to reconstruct the pergola in the 10'-0" side yard setback. The pergola structure will encroach 7'-0" into a 10'-0" setback and the trellis overhang will encroach 9'-6". The pergola is being reconstructed in the approximate location as a pergola built in 1976 and later removed due to weather damage (see attached plans). The City-owned Spencer Adams Lawn Bowls is the adjoining parcel and the clubhouse structure is approximately 97'-0" from the property line. Due to the fact that both parcels have been owned by the City for several decades and there is no plan for that to change, there is little impact to the neighbor by the proposed encroachment. The pergola is not habitable structure.

**EXHIBIT B**

The project will benefit the community as an enhanced public resource. The Louise Lowry Davis Center currently hosts a variety of activities for citizens 50 and older including bridge, chess, knitting, yoga, tai chi and several senior-focused informational lectures. In addition, Santa Barbara County and the Community Action Commission use the facility to provide free hot lunches to low-income seniors Monday through Friday. The facility also offers affordable meeting space to non-profit organizations, and a venue for business functions and private events such as weddings, receptions, and parties. There is a growing need for facility space that provides these types of services. The pergola will create a designated seating area for facility users and help define the courtyard space to make the area more appealing. The pergola will also provide filtered light and protection from the sun and heat.

Please contact me at [jvanmullem@santabarbaraca.gov](mailto:jvanmullem@santabarbaraca.gov), if you have any questions.

Sincerely,



Justin Van Mullem  
Associate Planner, Parks and Recreation Department

cc: Jill E. Zachary, Parks and Recreation Director  
George Thomson, Capital Projects Supervisor

Exhibits:

- A. Proposed Plans and Photos
- B. 1979 Pergola/Trellis Plans
- C. Parks and Recreation Commission Report and Minutes from September 28, 2016 meeting
- D. HLC April 5, 2017 Minutes



**CONCEPT REVIEW - NEW****10. 1232 DE LA VINA ST****P-R Zone****(3:25)**

Assessor's Parcel Number: 039-172-005  
Application Number: MST2016-00489  
Owner: City of Santa Barbara  
Applicant: Justin Van Mullem

(This building is a designated Structure of Merit: Louis Lowry Davis Center. Proposal for minor exterior building and site changes to the existing one-story masonry Parks and Recreation building. Exterior alterations include replacing selected windows with doors, constructing a new plaster and wood pergola and new 6-foot tall wrought iron fencing to enclose a new courtyard, and for a new accessible ramp and steps for courtyard access. The project includes the relocation of the primary entry from De La Vina Street to the north elevation facing the parking lot, the removal of the entry steps and site path and installation of balcony railing at the De La Vina Street entrance, and the construction of two new trellis structures. New landscaping, site lighting, and interior alterations are also proposed. A Zoning Modification is requested to allow the proposed trellis to encroach into the required 10' interior setback.)

**(Comments Only. Project requires review by Staff Hearing Officer for the requested Zoning Modification. Project was last reviewed on November 16, 2016.)**

Actual time: 3:37 p.m.

Present: Ellen Bildstein, Architect, Bildstein Architecture and Planning; and Justin Van Mullem, Associate Planner, City of Santa Barbara

Public comment opened at 3:47 p.m., and as no one wished to speak, it closed.

**Motion: Continued indefinitely to the Staff Hearing Officer for return to Consent with comments:**

1. The Commission appreciated the response to previous comments and commended the applicant for an elegant and appropriate design.
2. Study the color of the columns, with the suggestion of using the cream/faux limestone color present elsewhere on the building. Also, study the color of the body of the kitchen addition, perhaps a compatible darker color with the lighter pilasters.
3. Replace the 1960s door in the kitchen.
4. Use a less rustic light fixture, with frosted glass and a low temperature, approximately 2700K.
5. On the site plan, show bike racks appropriate to the historic resource, and the trash enclosure.
6. The landscape as proposed is acceptable.
7. The Commission made the finding that the proposed modification does not impede on the adjacent property and is aesthetically appropriate.
8. The design is worthy of Project Design Approval.

Action: Mahan/Suding, 7/0/0. (Murray absent.) Motion carried.